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CHESTERFIELD COUNTY
P.O. Box 40
CHESTERFIELD, VIRGINIA 23832-0040



LANE B. RAMSEY
COUNTY ADMINISTRATOR

MEMORANDUM

TO: The Members of the Chesterfield County Planning Commission

FROM: Thomas E. Jacobson, Director of Planning *Tom*

DATE: June 2, 2003

SUBJECT: Amendment to the Zoning Ordinance

PROPOSED AMENDMENT: The proposed amendment to Section 19-301 of the Zoning Ordinance will modify the definition of a lot to require that the buildable area adjacent to the street be no smaller than the minimum lot size specified for the zoning district on any lot bisected by a floodplain or RPA. (See Attachment A)

STAFF RECOMMENDATION: Staff recommends the Planning Commission set a public hearing on the attached ordinance amendment. (See Attachment B)

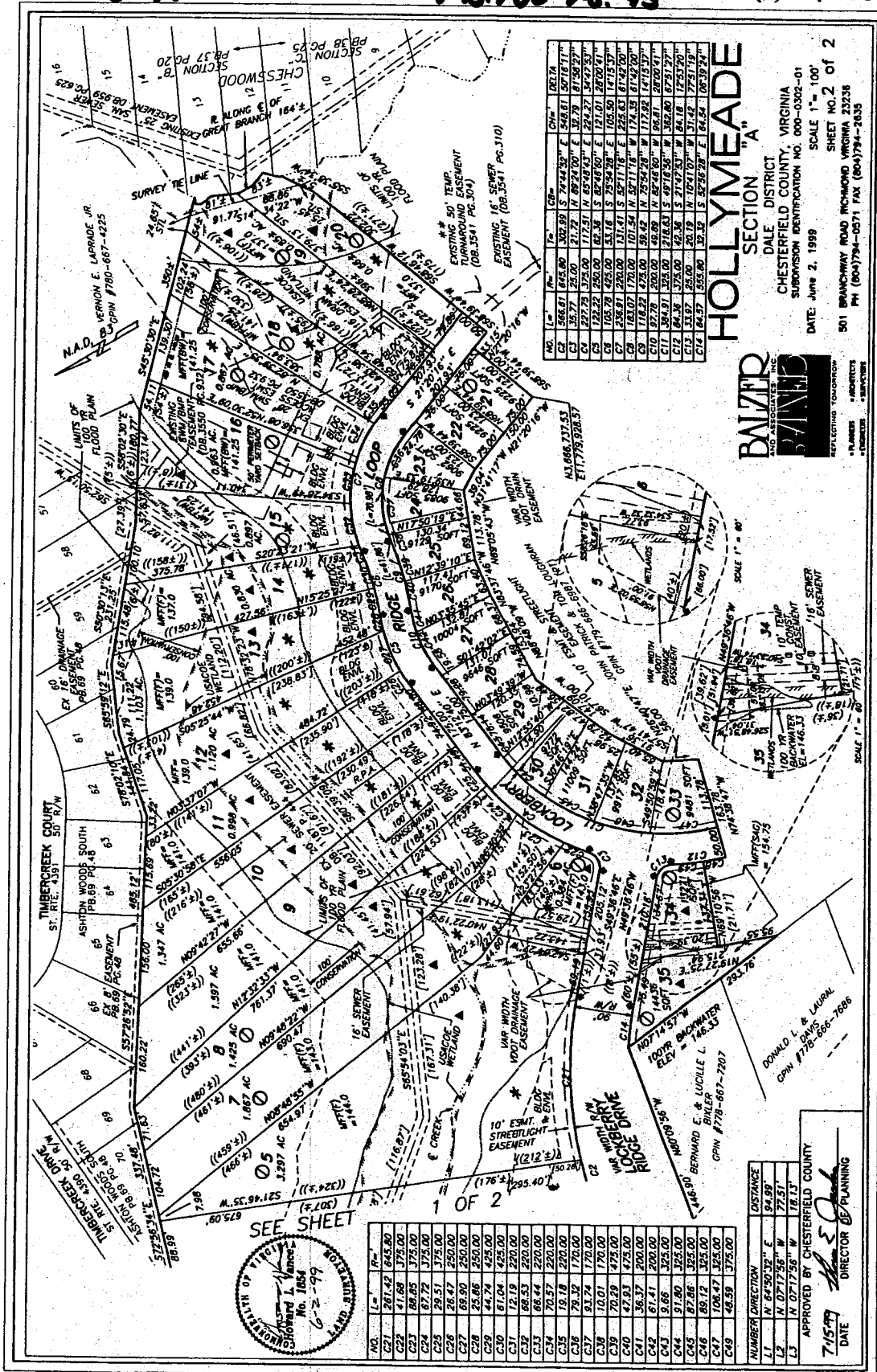
BACKGROUND: As a result of the net density discussion, it was recommended that the Planning Commission should evaluate possible ordinance amendments that would prohibit the creation of lots that had the buildable area substantially restricted by the presence of a floodplain or RPA that bisected the lot. This situation frequently left a reduced buildable area adjacent to the street as compared to non-impacted lots and has led to the frequent violation of these environmentally restricted areas by unsuspecting homeowners.

The ordinance amendment would require that lots bisected by these environmental features achieve the minimum lot area adjacent to the street or provide evidence that the regulatory agencies will permit the crossing. Compliance with this requirement would be accomplished through the tentative review process.

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AN ORDINANCE TO AMEND THE CODE OF THE COUNTY
OF CHESTERFIELD, 1997, AS AMENDED BY AMENDING
AND RE-ENACTING SECTION 19-301 RELATING TO THE DEFINITION OF A LOT

BE IT ORDAINED by the Board of Supervisors of Chesterfield County:

(1) *That Section 19-301 of the Code of the County of Chesterfield, 1997, as amended, is amended and re-enacted to read as follows:*

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Lot: A single recorded partitioned land area set off by metes and bounds occupied, or intended to be occupied, by a principal building or buildings and accessory buildings and uses, together with such open spaces as are required under this chapter having not less than the minimum area required by this chapter for a lot in the district in which it is situated and fronting on a street. All lots to be used for residential purposes that receive tentative approval after (INSERT EFFECTIVE DATE OF AMENDMENT), that are substantially divided by wetlands, RPAs or floodplains shall achieve the minimum lot area, based upon the zoning designation, on the portion of the lot immediately adjacent to the street where access and frontage satisfies ordinance requirements unless the U.S. Army Corps of Engineers and any state regulatory agency having jurisdiction approves crossing the wetlands, RPAs or floodplains. Any such crossing of the wetlands, RPA's or floodplain shall have drainage structures that are sized based upon 100-year storm flows. Only in chapter 19 may the word "lot" include the words "plot," "parcel," and "premises.

(2) *That this ordinance shall become effective immediately upon adoption.*